

Agenda

**Planning Commission - Title 49 Committee
City and Borough of Juneau
Nicole Grewe, Chairman**

May 26, 2015
Marine View Building 4th Floor Conference Room 404
5:15 PM

- I. **ROLL CALL**
- II. **APPROVAL OF AGENDA**
- III. **APPROVAL OF MINUTES**
 - A. DRAFT May 6, 2015 Title 49 Committee Meeting Minutes
- IV. **AGENDA TOPICS**
 - A. Child Care Facilities
- V. **COMMITTEE MEMBER COMMENTS AND QUESTIONS**
- VI. **ADJOURNMENT**



TITLE 49 COMMITTEE

PLANNING COMMISSION, CITY AND BOROUGH OF JUNEAU

MAY 6, 2015 MEETING, 5:00 PM – 7:30 PM

DOWNTOWN LIBRARY, LARGE MEETING ROOM

DRAFT MEETING MINUTES

Committee Members Present

Nicole Grewe, Chair

Paul Voelckers

Michael Levine

Bill Peters

Committee Members Absent

Gordon Jackson, Alternate

Staff Members Present

Beth McKibben, Planning Manager

Allison Eddins, Planner

Public/Guests

Nikki Love, Association for the Education of Young Children

Judie Klemmetson, Health and Social Services Childcare Licensing

Israa Kako-Gehring, Gehring Nursery School

Reading of Agenda

- Motion by Voelckers to approve the agenda for May 6, 2015 meeting was seconded by Levine.
- The motion passed and the May 6th Agenda was approved.

Approval of Minutes

- Laura Boyce was not present at the April 10, 2015 meeting and should be removed from the April 10th minutes.
- Motion by Voelckers to approve the minutes with amendments was seconded by Levine.
- The motion passed and the April 10, 2015 minutes were approved.

Non-Agenda Item

- The Committee agreed that the decision to allow public comment at meetings should be left up to the discretion of the Chair.
- The Chair decided not to open the May 6th meeting to public comment.

Agenda Item – Childcare Facilities

Childcare Centers:

- Committee agreed to restrict childcare centers from having direct access to major arterial roads.
 - CDD staff has concerns about relying on ADT numbers. State data on average daily traffic counts is usually 12 to 18 months behind and there is no data for City streets.
- In order to avoid redundancy, the Committee does not want to require outdoor space.
 - The State already requires 75 square feet of outdoor space per child.
 - The Committee does want to require that the outdoor space be fenced.
- No further vegetative requirements will be placed on childcare facilities beyond what is required in CBJ 49.50.300
- No further buffering requirements will be placed on childcare facilities beyond what is required in Title 49.
- The Committee agreed to require one parking space per employee and one space for every 10 children served.
- The Committee does not want to include language that requires childcare facilities to be licensed by the State.
- Childcare facilities would be required to submit a snow storage and removal plan.
- The Committee had no changes to Staff's recommended standards for Conditional Use Permits.

In-Home Childcare:

- Strike the following language from the definition:
 - "At no time shall there be present a total of more than 12 resident and nonresident children under the age of 12".
 - The State monitors this, so including the language would be redundant.
- The Committee agreed that any required outdoor space be fenced.
 - The State only requires outdoor space for in-home facilities caring for 9 to 12 children.
- No further vegetative requirements will be placed on in-home childcare facilities beyond what is required in CBJ 49.50.300.
- In-home childcare facilities will not be required to submit a snow removal and storage plan.
- In addition to the parking requirements for residential units, one space per non-resident employee must be provided. Parking plans will be approved by CDD staff.
- The Committee agreed that back out parking should be allowed.

Items for Further Discussion:

- Crafting a Purpose Statement that makes the intent of the new language clear.
- Potential locations for childcare centers – safety, congestion and neighborhood harmony are the key issues.
- Changing the current definition of a church to allow them to operate childcare centers five days a week.
- TPU Issues
 - Assessing the impact of a new in-home childcare facility vs. an established in-home childcare facility increasing capacity.
 - Include *Transitional Housing for Women* and *Salvage yard* to the TPU and include a definition for transitional housing

Committee Member Comments/Questions

- The preferred times for future meetings are during the lunch hour or before Planning Commission meetings.
- Beth will send an email with possible dates for the next meeting.

Meeting adjourned at 7:30 pm

Presented by: The Manager
 Introduced:
 Drafted by: A. G. Mead

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2015-32

An Ordinance Amending the Land Use Code Relating to Child and Day Care Facilities.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Table. Category 1.500 of CBJ 49.25.300 Table of Permissible Uses, is amended to read as follows:

1.500	<u>Child and Day care homes</u>															
	1.510	Child; 12 8 or fewer under the age of 12	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	1.520	Child; 9 to 12 children under the age of 12	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	1.530	Adult; 12 8 or fewer people, 12 years and older	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	1.540	Adult; 9 to 12 people, 12 years and older	3	3	3	3	3	3	3	3	3	3	3	3	3	3

Section 3. Amendment of Table. Category 7.300 of CBJ 49.25.300 Table of Permissible Uses, is amended to read as follows:

7.300	<u>Child and day care centers for children and adults</u>	<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>	3	3	3	1,3	1,3	1,3	1,3			
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Section 4. Amendment of Section. CBJ 49.80.120 Definitions, is amended to read:

49.80.120 Definitions.

...

Child care center means a building or portion thereof, used for the purpose of providing for the paid care and supervision of thirteen or more children under the age of 12 at any one time, any of whom are nonresident. Child care centers include pre-schools and nursery schools not associated or co-located with an elementary, middle, or high school.

Child care home means a building or portion thereof, used for the purpose of providing for the paid care and supervision of no more than twelve caring for nonresident children under the age of 12 years of age at any one time, such use being incidental and subordinate to the occupants' residential use of the building. At no time shall there be present a total of more than 12 resident and nonresident children under the age of 12.

...

Section 5. Amendment of Chapter. CBJ 49.65 Specified Use Provisions, is amended by adding a new Article to read:

Article X. Child Care Homes and Centers

49.65.1100 Purpose.

49.65.1110 Applicability.

49.65.1120 Child care home standards.

49.65.1130 Child care center standards.

Section 6. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2015.

Merrill Sanford, Mayor

Attest:

Laurie J. Sica, Municipal Clerk

May 19, 2015

City and Borough of Juneau Planning Commission
Title 49 Committee
Attention: Beth McKibben
Planning Manager
155 S. Seward
Juneau AK 99801

Greetings,

This letter is to provide follow up information for items discussed at your May 6th meeting.

1. Consideration of a new requirement by CBJ Zoning for licensed child care programs to install and maintain a fence.

AEYC strongly recommends against adding this requirement. There are currently three child care centers, and five licensed family child care homes that do not have a fence. The estimated cost for 245 linear feet of a 6 foot installed fence is between \$8,000 and \$10,000.

http://homewyse.com/costs/cost_of_cedar_fencing.html

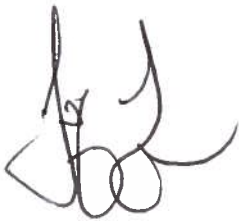
The State of Alaska Child Care Licensing reviews the need for a fence, and their recommendation has been effective for the past 20 plus years. The cost of installing a fence would further reduce the number of licensed child care programs in Juneau.

2. Consideration of a new requirement to require all licensed family child care programs to apply for a conditional use permit. AEYC strongly recommends against adding this requirement. We have not surveyed the 16 current licensed family child care programs in Juneau as to the impact this would have to their decision to operate a program in Juneau, but based on feedback from applicants for a group home serving 9-12 children, this would definitely reduce the number of current and future child care programs in Juneau.

3. Again, we urge the committee and CBJ Planning Commission to consider eliminating the requirement for a conditional use permit for group homes, and to allow a child care center to apply for a conditional use permit in any residential zone. This would further the Juneau Assembly goals outlined in the Juneau Economic Development plan to build the next generation workforce and make Juneau a more attractive community to work and raise a family.

Thanks for your consideration, and please feel free to contact me for any further information needed.

Joy Lyon




Healthier Juneau MAPP Implementation Plan:

Increase Access to Quality Child Care

To be revised quarterly: Current version as of May 18, 2015

JUNEAU MAPP GOAL

All children living in our diverse community will have access to quality, affordable, sustainable child care and family support services.

Short Term Goal Outcome	Medium Term Goal Outcome	Long Term Goal Outcome
Community members, business leaders and policy makers will have increased knowledge about current child care needs, solutions, and benefits.	6 or more employers will be actively engaged in exploring possibilities of employer sponsored child care.	There will be licensed child care capacity of 1 space for every 4 children under age 6 in Juneau. (616 spaces needed based on current 2,466 children under age 6. Current capacity: 400 = 1:6)

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Strategy 1: Increase marketing and incentives to promote family child care

Barriers: There is a downward trend of family child care in the state and nation, for a variety of reasons (increased regulations, general cultural shifts, homeowners insurance, and fewer individuals choosing to operate a home business)

Strategy 2: Support the existing small centers and develop opportunity for more to open (13-30 Children)

Barriers: The two main barriers for child care center programs are finding quality staff and an affordable space that meets the licensing standards. There are a couple of child care centers operating under their capacity due to the stress of recruiting and retaining staff.

According to business and child care experts, programs serving over 60 children have the infrastructure and economies of scale to be economically sustainable and have more resources to devote to quality. Smaller programs in Juneau require an enormous responsibility and commitment from the director. The director serves as substitute, floater, janitor, parent, coordinator, bookkeeper, and more. If the director retires or leaves, there is often no succession plan in place. Starting a child care center requires experience and knowledge of child development and business experience. A child care center administrator needs at least 12 college credits in child development / business, plus a minimum of one additional staff meeting these qualifications for every 30 children in care.

Strategy 3: Build / Remodel a large child care center and negotiate contractor

Background and Barriers:

- Most national firms require a high density of high income families in a three mile radius of the program, or employer contributions of up to \$200 per month per child. There is only one national firm operating in Alaska- Bright Horizons. Rather than relying on high income families they work with employers and community groups to provide child care. They require the facility be provided, and a quality subsidy of roughly \$250 per month per child for operating managing fee.
- Other than the State and CBJ, Juneau does not have a single large business such as BP, Conoco, Credit Union One, Providence Hospital, Google, etc. The McDowell Group Economic Impact Study of Early Care and Education found that roughly 10% of employees in Alaska need care in order to work. An organization of 1,000 employees is needed to support a large care center, or several businesses working together.
- There are considerations about the impact of a large child care center on other existing programs: Would there be enough qualified staff available without taking staff away from other programs? Would other programs protest the large center subsidies by public and/or private funders?

Our goal cannot be reached without the help of *everyone* in the community. This is how you can help.

The Faith Community		Timeline
Accomplishments		• January 2015 • February 2015 • May 10, 2015
What is next		• Ongoing • Ongoing

The Business Community		Timeline
Accomplishments	• Survey 15 large employers to identify employer need members, ask them to survey their employees using standardized survey tool.	• January 2015
What is next		• May 2015 • June 1 2015 • July 1, 2015 • February 2016 • 2016 • 2017

	• Work with Thread to secure funding and a contractor to support pre-development design and costs. • Engage a pro-bono realtor in seeking potential space.	
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The City and Bureau of Juneau		Timeline
Accomplishments	• Create a map of existing child care facility capacity overlaid with employer numbers to determine geographic priority • Distribute criteria for space needs, and partner with CBJ community survey for possible spaces, learn about sales tax timeline and process • Press release to media on current status of child care, and solutions • Participate in Juneau Long Range Economic Plan meetings, contribute to Next Generation Workforce strategies • Advocate for continued HEARTS Initiative funding	• Completed • April 2014 • April 2014 • November 2014 • Ongoing
What is next	• Advocate for CBJ zoning and permit changes to allow child care center programs in any D5, zone in an existing school or church, and explore possible inclusion in D1, D3, or D5 zones with a conditional use permit. • Participate in CBJ work groups related to Juneau economic plan, Next Generation workforce, objectives 2 & 3 • Designate land to the construction of a large Child Care center.	• June 2015 • August 2016 • 2017

Juneau School District		Timeline
Accomplishments	• Support expansion of Montessori Boreal Children's House program for 15 full day licensed spaces for preschoolers	• August 2015
What is next	• Meet with Mark Millar, Frank Coenraad, Kristen Garot to explore future early childhood space in school district, and student vocational track • Explore possible high school vocational program in early childhood	• April 2015

The State of Alaska		Timeline
What is next		• April 2016 • Ongoing, January 2016

Thread Services		Timeline
Accomplishments	• Monthly Business of Caring workshops offered the 3rd Thursday of every month at AEYC/Thread • Offer free consultations for individuals interested in starting a child care program	• Ongoing • Ongoing •
What is next	• Radio PSA's, newspaper display ads, posters, social media, and promotion of business of caring. • Advocate and fundraise for increased incentives for family child care, offer \$1,000 start-up grants and health and safety kits of \$350 value to new programs • Develop sustainable operation plan for center management, secure approval of AEYC or another non-profit organization to manage project and future contacts. • Work with Juneau community to develop and achieve goals to create more and support existing child care in the city of Juneau.	• Ongoing • Ongoing • 2016 • Ongoing

This plan has been brought to you by the Juneau Child Care Task Force.

- Masayo Nishiyama, Juneau Public Health Center
- Joy Lyon, AEYC Southeast
- Katey Blagden, AEYC Southeast
- Wayne Stevens, United Way
- Brian Holst, JEDC
- Steve SueWing, Community Advocate
- Hal Hart, CBJ Planning
- Debbie White, CBJ Assembly
- Juneau Community of Christian Women

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Child care center.

Definition. Child care center means a building or portion thereof, used for the purpose of providing for the paid care, supervision, and protection of 13 or more children under the age of 12 at any one time. This use includes pre-schools and nursery schools that are not associated or co-located with an elementary, middle, or high school.

Use-specific standards.

Any outdoor play space shall be fenced.

Parking and setbacks. In residential zoning districts, no parking or loading areas shall be placed in any setback, except in approved driveways. { notes *This provides the visual look of a front yard goal of maintaining neighborhood harmony –staff notes that we do allow other uses to have parking in setbacks.*}

A minimum of one off-street parking space shall be provided for each on-shift employee plus one space per 10 persons served; and

Conform to the lot size, building size, setback and lot and vegetated coverage requirements of the underlying zones

A plan for snow storage and/or snow removal shall be provided to ensure required parking, circulation and loading areas are usable during business hours.

Additional standards for conditional uses.

Use-specific standards apply. These uses shall meet the use-specific standards above in addition to any requirements imposed by a conditional use approval.

Additional standards. Additional restrictions as to the size of the use, hours of operation, or other restrictions necessary to ensure compatibility with the neighborhood and minimize offside impacts, may be imposed by the planning commission.

Child care home.

Definition. Child care home means a building or portion thereof, used for the purpose of providing for the paid care, supervision, and protection no more than 12 children less than 12 years of age. Such use is incidental and subordinate to the occupants' residential use of the building.

Use-specific standards.

Any outdoor play space shall be fenced.

Conform to the lot size, building size, setback and lot and vegetated coverage requirements of the underlying zones

A plan for snow storage and/or snow removal shall be provided to ensure required parking, circulation and loading areas are usable during business hours.

Minimum of 2 parking spaces as required for the dwelling unit and one parking space for each on-shift employee.

Back out parking is allowed for a child care home.

Parking plan must be approved by CDD.